

From: Paul Knox <paul@knoxworksconsulting.com>
Sent: Thursday, October 13, 2022 8:34 PM
To: DES SBCC
Subject: Building industry support for energy code change
Attachments: [Building Industry Support for WSEC-R.pdf](#)

External Email

Dear State Building Code Council,

As a landlord and local small developer in Thurston County, I present a building industry letter in support of the proposed residential building code updates before you calling out the 18 organizations and businesses and 17 individuals who signed it. I have found retrofitted 5 new and existing homes with ductless heating/cooling pump systems. While there are challenges to any code changes, I believe these codes are necessary to modernize our codes for the needed future – addressing increased costs for petro-based heating, for construction and consumer costs and for our homes safety and affordability futures. Thank You!

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October 13, 2022

Chair Doan and Members of the State Building Code Council:

We, the undersigned Washington building industry professionals and suppliers urge you to adopt the full package of proposed residential building code updates put forth for public comment. We especially support the requirements for heat pump systems in new homes and stricter ventilation for gas stoves.

Sustainable Buildings for a Zero-Emissions Future

Buildings represent approximately one quarter of Washington's greenhouse gas emissions, and the state has targets to significantly reduce this climate pollution. To achieve these ambitious climate targets and protect residents, we must utilize the best building techniques and technologies, including but not limited to heat pumps for water and space heating. The proposals submitted will strongly incentivize all-electric construction and are critical to ensure the residential energy code delivers on the state's goal of zero carbon new buildings by 2031. Furthermore:

- Building all-electric homes will reduce indoor and outdoor air pollution and the associated health risks caused by fossil fuels and unhealthy air quality.

- New homes will be made safer by not connecting them to gas lines, which can leak and explode. A recent study in Environmental Science and Technology found that the rate of gas leaks in a city was higher in areas with majority people of color and in lower-income areas.
- Building all-electric homes with air conditioning will protect vulnerable populations from extreme heat. By installing electric heat pumps, we are automatically providing efficient heating and cooling.
- Studies have shown that eliminating gas in new homes will reduce both home construction costs and consumer expenses over time.
- And building homes that will contribute to the climate goals of the state as a whole to ensure that current and future generations are protected from extreme weather, exposure, and distress caused by climate change.

A Signal for Market Transformation

It is time to signal to the market that we need to move away from fossil fuels in our homes. In our professional practices we have found that building all-electric new homes is a robust and market-ready solution. Prolonging the use of gas in new homes is hard to justify when there are better, cleaner options available now, including those suitable for very cold climates, which take advantage of Washington's increasingly clean electrical grid, and which have the added benefit of also providing air conditioning. Buildings are long lived assets and using best practices from the start should be the standard for our industry.

The technology to build high-performance all-electric homes already exists in the market today and innovation is driving more advanced products. A robust energy code will help spur innovation even further and ensure that manufacturers are meeting the challenges the market demands.

Thank you for your efforts to advance a building energy code that supports a healthy and resilient future for all.

Sincerely,

Helen Harrison, Vice President of Board, NW EcoBuilding Guild, Northwest EcoBuilding Guild

Jason Legat, Founder & President, Model Remodel

Steven Forrester, Principal, DMA Engineering

Sloan Ritchie, President, Cascade Built

Joseph Becker, Managing partner, ShelterWorks

Chris Hellstern, Living Building Challenge Services Director, The Miller Hull Partnership

Albert Rooks, Founder & CEO, Small Planet Supply

Daniel A Welch, Owner, [bundle] design studio

Tadashi Shiga, Principal, Evergreen Certified LLC

R. Court Olson, Principal, Optimum Building Consultants

Helen Harrison, Principal, balderston associates

Michael McAuley, Principal Designer, McAuley Design Works

Alan Ness, Principal, Ten Directions Design LLC

Ted Clifton, Owner, TC Legend Homes

Anthony Maschmedt, Principal, Dwell Development LLC.

Jenny Rae, Communications Director, Chuckanut Builders

Paul Kocharhook, President, Paul Anthony Construction, LLC

Laura Elfline, Co-Owner, Mighty House Construction

And the following individuals:

Allan Farkas, Architect, Eggleston|Farkas Architects

Patricia Heye, Architect, EHDD

Geoff Anderson, Principal, Schemata Workshop

Carrie Anderson, Architect, NEST design build

Andrew Grant Houston, AIA, AIA

Dylan Glosecki, VIA-A Perkins Eastman Studio

Bjorn Lunde, Owner/designer Coastal Village Design

Tammie Sueirro, Executive Director, AIA Washington Council

Holly Townes, ME PE Building Energy Efficiency Engineer, ASHRAE

Nina Olivier, Sustainability Consultant, Rushing

Carmen Cejudo, Mechanical Engineer

Erik Turner, Engineering supervisor, City of Seattle facilities and admin services

Joseph Giampietro, JGA Consultants

Gurpreet S. Khatkar

Eva Rooks, Marketing Director, Small Planet Supply

Frank Ray Lloyd, Owner, Frank Ray Design

James T Burke, Gerlock Consulting